

2003-09

# PARTITION PLAT 2003-09

LD-5N-661-03 & V-262-03  
IN SE 1/4, SEC. 32, T 5 N, R 29 E, W.M.,  
UMATILLA COUNTY, OREGON

### SURVEYOR'S CERTIFICATE & NARRATIVE:

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON, AND HAVE MARKED WITH LEGAL MONUMENTS THE LAND DESCRIBED BELOW.

I SURVEYED THE LAND NORTH AND EAST OF THIS TRACT IN A 1978 SURVEY FOR GENE SMITH. IN THAT 1978 SURVEY I USED MONUMENTS (5/8" IRON REBAR) WHICH I ASSUMED TO BE PROPERTY CORNERS EVEN THOUGH THEY DID NOT EXACTLY MATCH SMITH'S DEED DESCRIPTION AND THEY WERE ABOUT 5 TO 8 FEET TOO FAR NORTH. IN THIS SURVEY I USED DEED LOCATIONS BECAUSE I DON'T THINK THOSE IRON RODS I USED IN 1978 WERE SET BY A REGISTERED SURVEYOR. THE RESULT IS A GAP BETWEEN THIS TRACT AND THE TWO PARCELS TO THE EAST. THE SOUTH EAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF HECTOR'S TRACT ARE COINCIDENTAL SO MY NEW MONUMENT IS THE COMMON CORNER. THE 5/8" IRON REBAR THAT I FOUND THERE IN 1978 LIES 2.4 FEET TOO FAR TO THE EAST. THE IRON ROD AT THE NORTHEAST CORNER OF THIS TRACT LIES 490.70 FEET EAST OF THE NORTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 JUST LIKE ANSON'S DEED SAYS (462.00'+28.70'), BUT JONES' DEED SAYS HIS CORNER LIES 494.28' EAST OF SAID NW CORNER WHICH IS 28.70 FEET EAST OF THE IRON ROD WHICH I FOUND AND ACCEPTED IN 1978 LEAVING A FOUR FOOT PLUS GAP BETWEEN THOSE TWO PROPERTIES.

GENE SMITH DEEDED TO ANSON A STRIP OF LAND 28.70 FEET WIDE AT THE NORTH END AND 43.06 FEET AT THE SOUTH END (DEED BOOK 304, PAGE 228). HE LATER DEEDED THE LAND LYING EAST OF THAT TRACT TO BECK (REEL 64, PAGE 149) USING A DESCRIPTION WRITTEN FROM MY 1978 SURVEY. BECK'S AND JONES'S NW CORNER IS COINCIDENTAL WITH ANSON'S NE CORNER AND THEIR DEEDS SHOULD HAVE READ 490.70 FEET NOT 494.28 FEET FROM THE NW CORNER OF THE S 1/2, SW 1/4, SE 1/4 OF SAID SECTION 32.

DESCRIPTION: THIS TRACT OF LAND IS DESCRIBED IN SAID BOOK 304, PAGE 228 AND IN A DEED TO DELBERT AND ADELLE ANSON RECORDED IN BOOK 282, PAGE 233, UMATILLA COUNTY DEED RECORDS. IT IS ALSO DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T 5 N, R 29 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, AND RUNNING; THENCE N 89° 58' 33" E ALONG THE SOUTH LINE OF SAID SOUTH HALF 505.06 FEET; THENCE N 1° 23' 41" W 657.52 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF WHICH LIES 490.70 FEET EAST OF THE NW CORNER OF SAID SOUTH HALF; THENCE N 89° 59' 07" W ALONG SAID NORTH LINE 490.70 FEET TO THE NW CORNER OF SAID SOUTH HALF; THENCE S 0° 08' 37" E 657.77 FEET TO THE POINT OF BEGINNING. SUBJECT TO COUNTY ROAD RIGHTS OF WAY ALONG THE SOUTH AND WEST SIDES THEREOF.

REGISTERED PROFESSIONAL LAND SURVEYOR

*G. Dennis Edwards*

OREGON  
JULY 16, 1971  
G. DENNIS EDWARDS  
RENEWS 12/31/2003

### OWNER'S DECLARATION:

I, THE OWNER OF THE LAND DESCRIBED ABOVE, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED.

I ACKNOWLEDGE THE IRRIGATION PIPE LINE EASEMENT WHICH RUNS ALONG THE WEST EDGE OF THIS TRACT.

I HEREBY DEDICATE THE WEST 30 FEET OF THIS TRACT FOR PUBLIC ACCESS AND UTILITIES, SUBJECT TO THE EXISTING IRRIGATION EASEMENT FOR THE "G" PIPE LINE.

I ALSO DEDICATE A 20 FOOT BY 252.64 FOOT IRRIGATION EASEMENT IN THE NORTHWEST CORNER OF PARCEL 3 FOR THE USE OF ALL THREE PARCELS.

I ALSO DEDICATE A 20 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ALONG THE NORTH LINE OF PARCEL 1 FOR THE USE OF SAID PARCEL 1 AND PARCEL 2.

*Adelle Mavis Anson*  
ADELLE MAVIS ANSON

OFFICIAL SEAL  
STEVEN M. CHURCHILL  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 360248  
MY COMMISSION EXPIRES AUG. 14, 2006

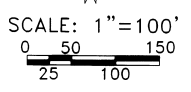
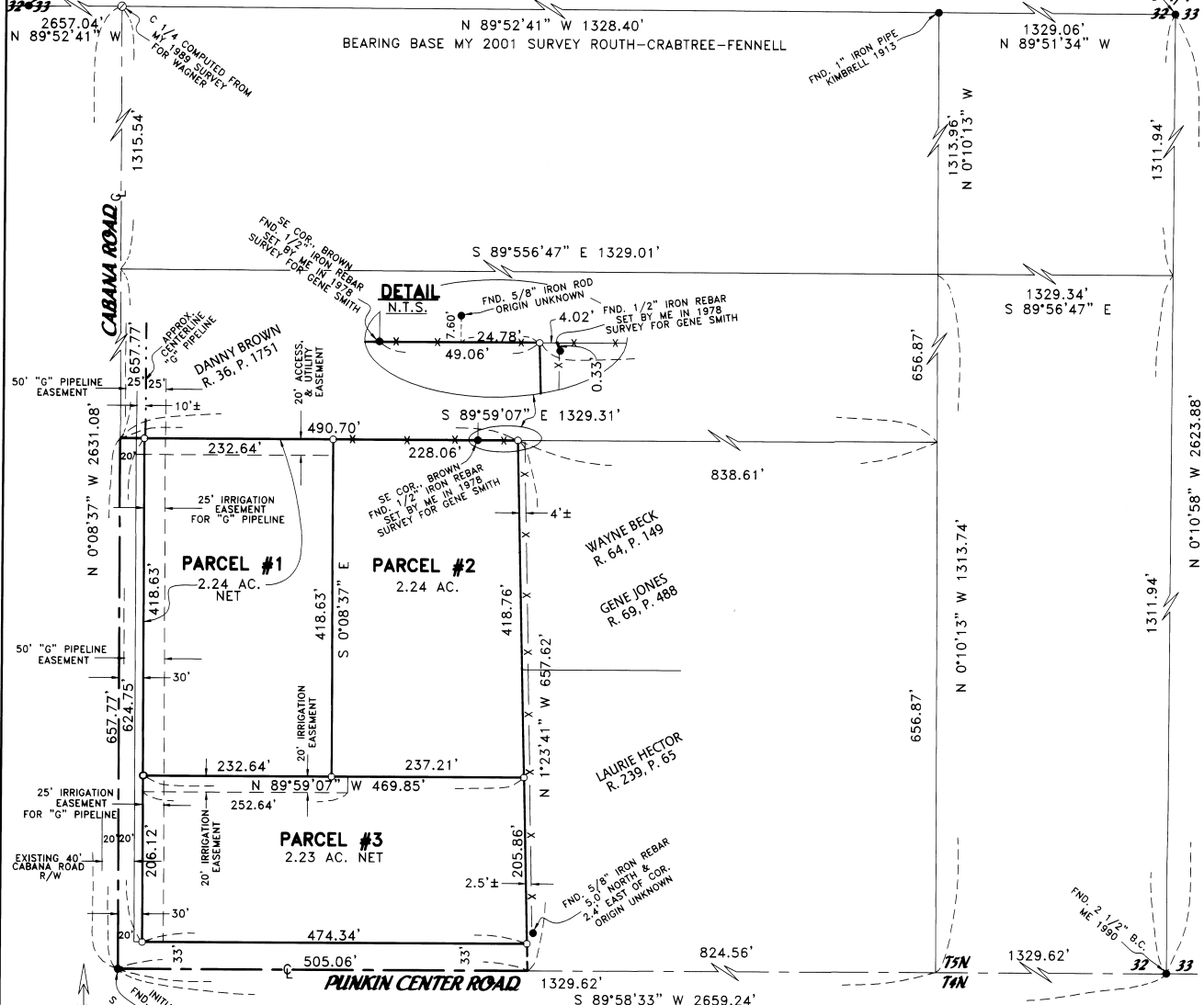
STATE OF OREGON, }  
COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded  
ON May 19, 2003  
at 3:08 o'clock Pm., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2003 09

OFFICE OF COUNTY RECORDS  
By: ...GEORGIA DUNAWAY...Records Officer  
Fees \$ 50.00 No. 2003-4370299

STATE OF OREGON }  
COUNTY OF UMATILLA }  
SUBSCRIBED, AND SWORN BEFORE ME ON THIS  
9TH DAY OF MAY, 2003  
Notary Public for Oregon  
*Steven M. Churchill*  
STEVEN M. CHURCHILL  
PRINTED NAME  
COMMISSION NO. 360248  
MY COMMISSION EXPIRES 08-14-2006

THIS IS AN EXACT COPY: *G. Dennis Edwards*  
G. DENNIS EDWARDS

JOB# S0303061  
EDWARDS SURVEYING P.O. BOX 763  
541-567-3336 HERMISTON, OREGON 97838  
DRAWN BY NJF



**LEGEND:**  
● FOUND MONUMENTS AS NOTED  
○ SET 5/8"x30" IRON REBAR WITH PLASTIC CAP #951  
⊙ COMPUTED LOCATION

UMATILLA COUNTY SURVEYOR  
APPROVED THIS 13 DAY OF May, 2003  
*David H. K...*  
UMATILLA COUNTY SURVEYOR

**APPROVALS**

UMATILLA COUNTY PLANNING  
APPROVED THIS 15th DAY OF May, 2003  
*Theresa M...*  
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR  
APPROVED THIS 9th DAY OF May, 2003  
*Charles H. ...*  
UMATILLA COUNTY TAX COLLECTOR